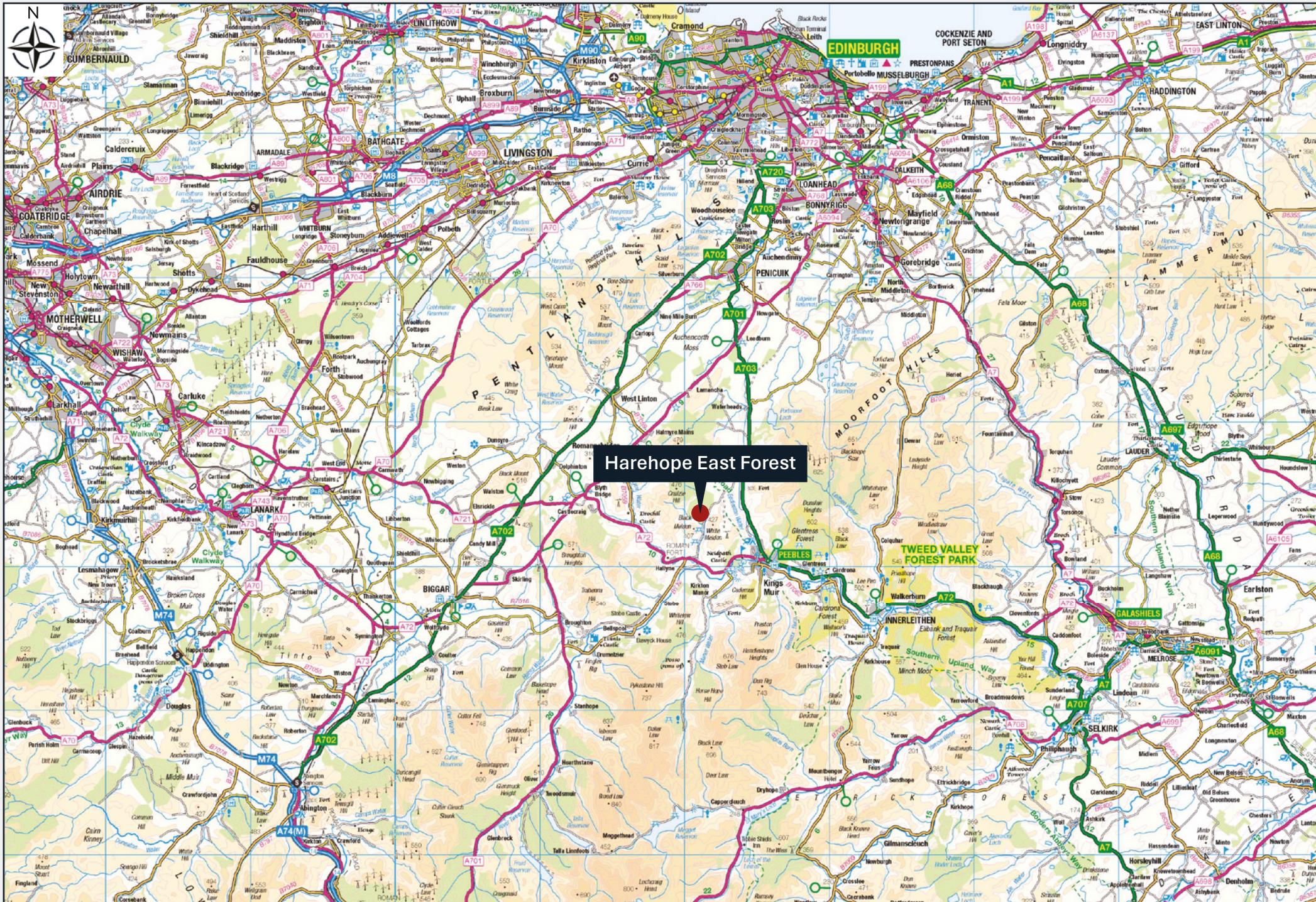


Harehope East Forest

Near Peebles, Scottish Borders





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Area: 137.40 Hectares / 339.51 Acres

- High quality forest investment opportunity
- Diverse age range of high yielding Sitka Spruce crops
 - Mature timber ready for felling
- Excellent forest access road network and quarry
- Highly attractive ponds with fishing and deer stalking

Freehold for Sale - Offers over £1,900,000



Selling Agents:

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Location

Harehope East Forest is part of a larger commercial forest complex located just 5 miles to the northwest of the picturesque market town of Peebles in the Scottish Borders and 21 miles south of the City of Edinburgh. Peebles provides all local amenities, and the area is renowned for its outdoor activities with Glentress Forest mountain bike trails nearby, sporting activities and within easy reach of both Edinburgh and Glasgow.

The area also benefits from having excellent access to the timber processing market in south Scotland where timber values tend to be highest for standing timber crops, significantly adding value to forest investments in this part of the country.

If travelling from Edinburgh and the north, follow the A703 road south to Edleston and turn off at the junction on to Old Manse Road, signposted Lyne via Meldons and head in a south westerly direction to reach the forest. Alternatively, if travelling from the south or west, follow the A72 to Meldon and turn north onto Old Manse Road, signposted Edleston and head north to Harehope.

Description

The forest was originally established between 1972 and 1973 with mainly Sitka spruce on the lower slopes of Harehope Hill, planted at an altitude of between 235 – 405 metres above sea level on free draining and fertile mineral soils.

Thanks to the excellent timber growing conditions, much of the first rotation of the crop has been felled and restocked over the past 12 years with a high proportion (70%) of Sitka spruce and Norway spruce, creating a much more diverse age class structure which will provide excellent timber in 20 – 30+ years. The latest felling was just completed in 2023 and restocked in spring 2024.

There remains approximately 20.56 hectares of mature Sitka spruce in three sections which has approval to be felled, providing immediate income if required. The ground conditions and excellent access make timber harvesting very simple in the forest and with its own quarry producing high quality broken stone, road maintenance is easily carried out.

Several large ponds have been created within the forest for fishing, wildfowling and for wildlife habitat. These are currently let out to a fishing syndicate who stock the ponds. Woodland deer stalking is also carried out with some excellent Roe deer stalking to be enjoyed.

Harehope East's proximity to the well-established timber market in south Scotland makes it a very desirable forest investment opportunity. A copy of the LTFP and supplementary information is available from the Selling Agent on request.

Species	Planting Year												Total
	1900	1972	1973	1984	2012	2015	2016	2019	2020	2022	2024		
Sitka spruce			19.70		18.04	21.03	6.35	6.64		5.40	5.42	82.57	
Sitka spruce/ Larch Mix			0.86									0.86	
Norway Spruce						1.77	0.89	4.73				4.34	11.74
Scots pine												0.38	0.38
Mixed broadleaves	0.20	1.59		0.50	1.56	2.49	0.45	0.66	0.15			2.00	9.60
Open ground													32.25
Total	0.20	1.59	20.56	0.50	19.59	25.29	7.69	12.03	0.15	5.40	12.14	137.40	





Access

The forest benefits from having an excellent forest access road network leading off an agreed timber haulage route. This conveniently connects with either the A703 road north of Peebles or alternatively the A72 to the west of Peebles for onward haulage of timber to processors in south Scotland.

The forest access road is owned from point A1, as shown on the sale plan, through the forest to point A2, including part of the tarred road running through and along the edge of the southern section of the forest. This connects with a servitude right of access over a good forest access road between points A2 – A3 to link with the woodland to the north. The road is then owned between points A3-A4 and thereafter reverts to a servitude right of access up as far as point A5.

The tarred single-track road is mainly used for light vehicle access and the internal forest roads for timber haulage. Maintenance of the private access roads is shared according to use.



Boundaries

Where the forest boundaries are stock fenced, their maintenance and replacement are to be shared with the neighbouring proprietors on an equal basis. The internal forest boundaries are not fenced, and the boundaries are as shown on the sale plan.

Sporting Rights

The sporting rights are included with the potential for some excellent Roe deer stalking as well as rough shooting of wild game birds in season. The stalking rights are currently let out for deer control purposes until 31 of March 2026, providing an annual rent of £1,590 including VAT.

The ponds located within the forest have previously been let out to a local angling club. This lease has now expired allowing a purchaser to decide on the next steps.

Mineral Rights

The mineral rights are included in terms of the title except for the rights reserved by statute.

Third Party Rights & Burdens

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

There are also archaeological features within the forest which are to be preserved.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development on the land. Offers will not be accepted subject to survey or planning permission being granted.

Woodland Management

The property is currently managed by Fountains Forestry on behalf of the owners.

Authorities

Scottish Forestry
South Scotland Conservancy
55/57 Moffat Road, Dumfries, DG1 1NP.
Telephone: 0300 067 6500.

Scottish Borders Council
Newtown St. Boswells, Melrose TD6 0SA.
Telephone: 01385 824000

Important Notice:

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (brochure prepared in April 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Anti Money Laundering Regulations

Prospective purchasers will be required to produce identification sufficient to comply with anti-money laundering, terrorist financing and transfer of funds regulations and checks against the intended purchaser or nominee together with other documentation that may be required in order to support any conditional offers submitted to the Seller.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that may enhance the value of your investment. It is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Viewing & Offers

Please contact the Selling Agent to arrange a viewing in advance of your visit. Please also be aware of potential hazards within the forest when viewing.

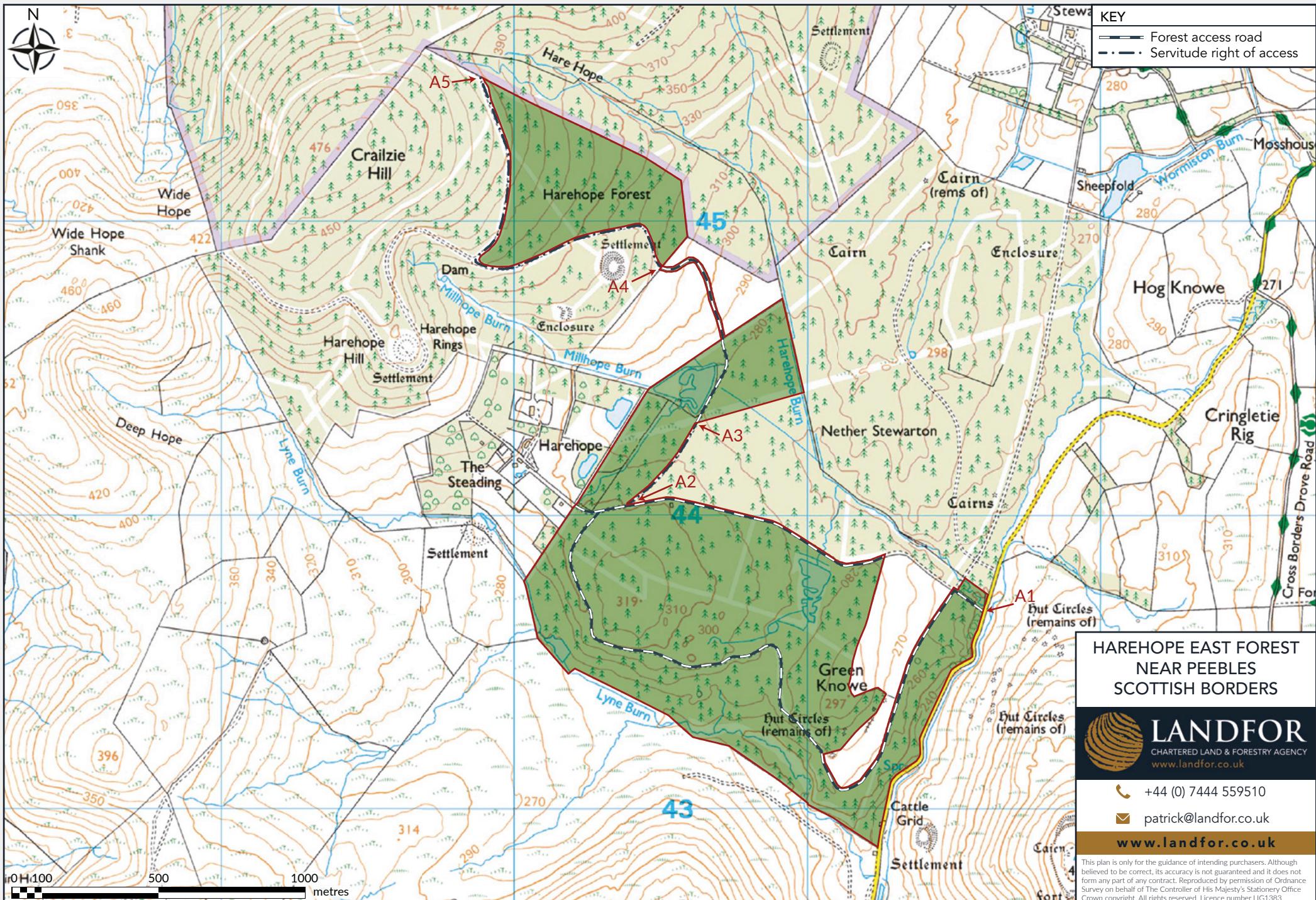
A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and so it is vital that prospective purchasers register their interest with the Selling Agent as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Seller's Solicitor

Lorna Balfour
Gillespie Macandrew LLP
5 Atholl Crescent, Edinburgh, EH3 8EJ.

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